
S-4404
STONE MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
August 29, 2013

S-4404
STONE MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
August 29, 2013

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners Nancy Stone and Jill Thompson, represented by Roger Fine of John E. Fisher & Associates, are seeking primary approval of a one-lot minor subdivision located on the south side of SR 28, ¼ mile east of CR 400 E, Lauramie 24 (NW) 21-4.

AREA ZONING PATTERNS:

The site is zoned AW, Agricultural Wooded as is all surrounding land. Flood Plain zoning associated with the East Branch of Wea Creek exists just northeast of the proposed lot.

AREA LAND USE PATTERNS:

The site in question is currently unimproved. Farmland surrounds the site except for the wooded areas along the creek.

TRAFFIC AND TRANSPORTATION:

SR 28 is classified as a rural secondary arterial by the adopted *County Thoroughfare Plan*. The required 40' half-width right-of-way is already in place along the frontage, so no dedication of additional right-of-way is needed nor is a mortgage release necessary.

An ingress/egress easement to serve the farmfield to the south of the lot has been shown along the eastern lot line. This lot meets the definition of "flag lot"; the frontage is 66' wide, narrows, and then expands to meet the UZO standard for lot width in AW. As such, a "no vehicular access" statement is not needed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "Based on a soil report...this lot is suitable for a standard subsurface absorption system."

CONFORMANCE WITH UZO REQUIREMENTS:

The lot width and area meet UZO requirements. The standard setbacks need to be shown on the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
4. The street addresses and County Auditor's Key Number shall be shown.